



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 29, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

37 March 29, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS REAL PROPERTY INTERESTS IN THE CITY OF LOS ANGELES
DRY CANYON (CALABASAS) PARCELS 5EXF AND 42EXE
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action is to approve the sale of surplus real property owned by the Los Angeles County Flood Control District along Dry Canyon (Calabasas) in the City of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the fee interest in Dry Canyon (Calabasas) Parcel 5EXF and the easement for slope purposes in Dry Canyon (Calabasas) Parcel 42EXE, located in the City of Los Angeles, are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the sale of Dry Canyon (Calabasas) Parcel 5EXF and quitclaim of easement of Dry Canyon (Calabasas) Parcel 42EXE to the Azal Family Living Trust, UTD September 20, 2013, Ben Zwi Izchak Azali and Tina Azal, Trustees, the adjacent property owners for \$17,000.
4. Instruct the Chair of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Quitclaim Deed document and authorize delivery to the Azal Family Living Trust, UTD September 20, 2013, Ben Zwi Izchak Azali and Tina Azal, Trustees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District, to sell portions of surplus real property interests along Dry Canyon (Calabasas) Parcel 5EXF and to quitclaim the slope easement along Dry Canyon (Calabasas) Parcel 42EXE to the adjacent property owner, the Azal Family Living Trust, UTD September 20, 2013, Ben Zwi Izchak Azali and Tina Azal, Trustees.

The District acquired title to Parcels 5 and 42 as part of the land needed for Dry Canyon (Calabasas). Construction has been completed, and the subject parcels lie outside the required right of way. The adjacent property owners, who requested to purchase the surplus real property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness\Fiscal Sustainability (Goal 1). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The cost of the sale in the amount of \$17,000 represents the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Dry Canyon (Calabasas) Parcels 5EXF and 42EXE are located between Ventura Boulevard and Ostronic Drive in the City of Los Angeles.

Pursuant to California Government Code Section 65402, a notification of the proposed sale was submitted to the City of Los Angeles Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The proposed sale and quitclaim of easement are authorized by Section 2, subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment said board of supervisors of the property, or any interest therein or any part thereof, is no longer required for the purpose of the district..."

The proposed sale and quitclaim of easement are not considered adverse to the District and will not hinder the use of Dry Canyon (Calabasas) for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals.

The enclosed Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This proposed transaction is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA guidelines and Class 12 of the Environmental Document Reporting Procedures and Guidelines, adopted by the Board on November 17, 1987. This exemption provides for the sale of surplus government property. The surplus properties under the proposed sale do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the need to maintain the property and reduce the cost of the District's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

DUPLICATE
MAIL THIS DOCUMENT AND TAX
STATEMENT TO:

Ben Zwi Izchak Azali
6745 Darby Avenue
Reseda, CA 91335

Space Above This Line Reserved for Recorder's Use

DOCUMENTARY TRANSFER TAX IS \$ _____
() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
SUBJECT TO CITY OF LOS ANGELES DTT (CODE 44) \$ _____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Numbers:
2044-022-001 (Portion)
2044-022-902 (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby remise, release, and forever quitclaim to THE AZAL FAMILY LIVING TRUST, UTD September 20, 2013, Ben Zwi Izchak Azali and Tina Azal, Trustees (hereinafter referred to as GRANTEES), all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described as Parcel 5EXF in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals, but without right of entry to the surface of said land.

DISTRICT does hereby also remise, release, and forever quitclaim to GRANTEES all its right, title, and interest in and to that certain easement for slope purposes, acquired by Final Order of Condemnation, a certified copy of which was recorded on January 27, 1972, as Document No. 2384, in Book D5334, page 59, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Los Angeles, County of Los Angeles, State of California, described as Parcel 42EXE in said Exhibit A and shown on and delineated on said Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated March 29, 2016

LOS ANGELES COUNTY FLOOD CONTROL
DISTRICT, a body corporate and politic

By Helda J. Solis
Chair, Board of Supervisors of the
Los Angeles County Flood Control District



(LACFCD-SEAL)

ATTEST:

LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

Dry Canyon Channel (Victor & Esther Azal)
(Files: DRY CANYON (CALABASAS) 5EXF AND 42EXE
Parcels 5EXF and 42EXE
135-RW 2.1 and 3.1
S.D. 3
Project ID No. MPR0000482

M1221004

DB:bw

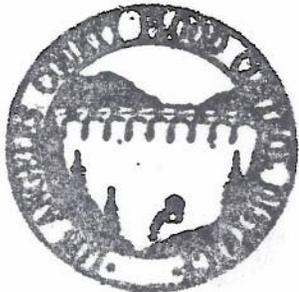
SMP-9\IP:CONF\BQC\DLACFCD DRYCANYON1 122215 FNL 122815

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 29th day of March, 2016, the facsimile signature of HILDA L. SOLIS, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Julia Weissman
Deputy

| |
|---|
| APPROVED as to title and execution, _____, 20____. |
| DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division |
| Supervising Title Examiner |
| By _____ |

EXHIBIT A

DRY CANYON (CALABASAS) 5EXF

Includes: PARCEL 42EXE

135-RW 2.1 and 3.1

A.I.N. 2044-022-001 and 902 (Portions)

T.G. 559 (F3)

I.M. 159-077

S.D. 3

M1221004

LEGAL DESCRIPTION

PARCEL NO. 5EXF (Quitclaim of portion of fee)

The southwesterly 5 feet of that certain 25-foot-wide strip of land in Lot 7, Tract No. 15510, as shown on map filed in Book 360, pages 1, 2, and 3, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL 5 in a Final Order of Condemnation, had in Superior Court Case No. 662014, a certified copy of which was recorded in Book 53800, page 186, of Official Records, in the office of said Registrar-Recorder/County Clerk

Containing: 1,206± square feet

PARCEL NO. 42EXE (Quitclaim of easement)

That certain parcel of land in above-mentioned Lot 7, described as PARCEL 42A in a Final Order of Condemnation, had in Superior Court Case No. 952692, a certified copy of which was recorded in Book D5334, page 59, of above-mentioned Official Records.

Containing: 91± square feet

